

041.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

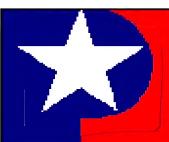
Total Card / Total Parcel

USE VALUE:

1,109,300 / 1,109,300

ASSESSED:

1,109,300 / 1,109,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
66-68		RAWSON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BENNETT CHARLES A JR	
Owner 2:		
Owner 3:		
Street 1:	66 RAWSON RD	
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	BENNETT CHARLES A-MARY E -		
Owner 2:	-		
Street 1:	68 RAWSON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3746 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 18 Rooms, and 8 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4236		Sq. Ft.	Site		0	80.	1.29	1									437,664						437,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									27704		
104	4236.000	666,900	4,700	437,700	1,109,300									GIS Ref		
Total Card	0.097	666,900	4,700	437,700	1,109,300					Entered Lot Size				GIS Ref		
Total Parcel	0.097	666,900	4,700	437,700	1,109,300					Total Land:				Insp Date		
Source:	Market Adj Cost			Total Value per SQ unit /Card:	296.13	/Parcel:	296.13			Land Unit Type:				11/10/18		

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	041.0-0001-0018.0		Prior Id # 1: 27704	
2022	104	FV	666,900	4,700	4,236.	437,700	1,109,300		Year end	12/23/2021		Prior Id # 2:	
2021	104	FV	638,300	4,700	4,236.	437,700	1,080,700		Year End Roll	12/10/2020		Prior Id # 3:	
2020	104	FV	638,400	4,700	4,236.	437,700	1,080,800	1,080,800	Year End Roll	12/18/2019		Prior Id # 1:	
2019	104	FV	448,600	4,700	4,236.	465,000	918,300	918,300	Year End Roll	1/3/2019		Prior Id # 2:	
2018	104	FV	448,600	4,700	4,236.	339,200	792,500	792,500	Year End Roll	12/20/2017		Prior Id # 3:	
2017	104	FV	422,300	4,700	4,236.	295,400	722,400	722,400	Year End Roll	1/3/2017		ASR Map:	
2016	104	FV	422,300	4,700	4,236.	251,700	678,700	678,700	Year End	1/4/2016		Fact Dist:	
2015	104	FV	379,000	4,700	4,236.	246,200	629,900	629,900	Year End Roll	12/11/2014		Reval Dist:	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT NOT DATA		
BENNETT CHARLES	40698-371		8/29/2003	Family		1	No	No		11/10/2018	MEAS&NOTICE	HS	Hanne S				
	11412-129		10/17/1967					No	N	5/15/2013	Info Fm Prmt	EMK	Ellen K				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
9/19/2016	1147	Window/S	46,000							11/10/2018	MEAS&NOTICE	HS	Hanne S				
4/21/2011	309	Manual	4,000							5/15/2013	Info Fm Prmt	EMK	Ellen K				
12/20/2005	1158	Redo Kit	7,000		G7	GR FY07	REPLACE KIT CABS &			4/21/2009	Measured	163	PATRIOT				
12/20/1913	1	Redo Bat	26,000	C						2/28/2000	Measured	264	PATRIOT				
										8/1/1991		PM	Peter M				

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>												
Type:	13 - Multi-Garden					Full Bath:	3	Rating:	Good									ENT 6	40FB 4	6 ENT 1							
Sty Ht:	2A - 2 Sty +Attic					A Bath:				Rating:									19	25	6						
(Liv) Units:	3	Total: 3					3/4 Bath:				Rating:									24	EFP FF15 BMT 5	25					
Foundation:	3 - BrickorStone					A 3QBth:				Rating:									39	UAT SFL FFL BMT 10	36						
Frame:	1 - Wood					1/2 Bath:	1	Rating:			Average									11	OFF BMT 12	8					
Prime Wall:	4 - Vinyl					A HBth:				Rating:									3	OFF BMT 11	1						
Sec Wall:			%			OthrFix:				Rating:									12	UAT SFL OFF 2	7						
Roof Struct:	1 - Gable					<b>OTHER FEATURES</b>						1st Res Grid Desc: Line 1 # Units 2						UAT SFL OFF 1	8	1							
Roof Cover:	1 - Asphalt Shgl					Kits:	3	Rating:			Good									FFL BMT 10	11	1					
Color:	BEIGE					A Kits:				Rating:									OFF BMT 12	11	1						
View / Desir:				Fpl:				Frpl:				Rating:									UAT SFL OFF 1	8	1				
<b>GENERAL INFORMATION</b>						WSFlue:				WSFlue:										UAT SFL OFF 2	7	1					
Grade:	C - Average					<b>CONDOS INFORMATION</b>												UAT SFL OFF 1	8	1							
Year Blt:	1924	Eff Yr Blt:				Location:										FFL BMT 10	11	1									
Alt LUC:			Alt %:				Total Units:										OFF BMT 12	11	1								
Jurisdct:	G14	Fact:	.				Floor:										UAT SFL OFF 1	8	1								
Const Mod:				% Own:				Name:										UAT SFL OFF 2	7	1							
Lump Sum Adj:				<b>DEPRECIATION</b>												UAT SFL OFF 1	8	1									
<b>INTERIOR INFORMATION</b>						Phys Cond:	GD - Good	18.	%							FFL BMT 10	11	1									
Avg Ht/FL:	STD			Functional:										OFF BMT 12	11	1											
Prim Int Wal	2	- Plaster				Economic:										UAT SFL OFF 1	8	1									
Sec Int Wall:			%	Special:										FFL BMT 10	11	1											
Partition:	T - Typical				Override:										OFF BMT 12	11	1										
Prim Floors:	3 - Hardwood				Total:	18.6	%							UAT SFL OFF 1	8	1											
Sec Floors:			%	<b>CALC SUMMARY</b>												UAT SFL OFF 2	7	1									
Bsmnt Flr:	12 - Concrete				Basic \$ / SQ:	180.00	<b>COMPARABLE SALES</b>												UAT SFL OFF 1	8	1						
Subfloor:				Size Adj.:	1.11480737	Rate	Parcel ID	Typ	Date	Sale Price							FFL BMT 10	11	1								
Bsmnt Gar:				Const Adj.:	0.98990101												OFF BMT 12	11	1								
Electric:	3 - Typical				Adj \$ / SQ:	198.639											UAT SFL OFF 1	8	1								
Insulation:	2 - Typical				Other Features:	173500											FFL BMT 10	11	1								
Int vs Ext:	S				Grade Factor:	1.00											OFF BMT 12	11	1								
Heat Fuel:	1 - Oil				NBHD Inf:	1.00000000											UAT SFL OFF 1	8	1								
Heat Type:	5 - Steam				NBHD Mod:												FFL BMT 10	11	1								
# Heat Sys:	2				LUC Factor:	1.00											OFF BMT 12	11	1								
% Heated:	100	% AC:				Adj Total:	819315	Juris. Factor:	1.00	Before Depr:	198.64							UAT SFL OFF 1	8	1							
Solar HW:	NO	Central Vac:	NO				Depreciation:	152393	Special Features:	0	Val/Su Net:	157.18							FFL BMT 10	11	1						
% Com Wal	% Sprinkled					Deprecated Total:	666923	Final Total:	666900	Val/Su SzAd:	295.22							OFF BMT 12	11	1							
<b>MOBILE HOME</b>						Make:				Model:				Serial #:				Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 041.0-0001-0018.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700		4,700										
More: N	Total Yard Items:	4,700		Total Special Features:				Total:						Total:	4,700												

**RESIDENTIAL GRID**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
BMT	Basement	1,382	109.200	150,917	BMT	100	APT	90	G					
FFL	First Floor	1,286	198.640	255,450	UAT	100	FLA	100						
SFL	Second Floor	973	198.640	193,276										
UAT	Upper Attic	243	139.050	33,823										
EFP	Enclos Porch	159	43.900	6,980										
OPF	Open Porch	152	27.080	4,116										
ENT	ENTRY	48	26.130	1,254										
Net Sketched Area: 4,243				Total:	645,816									
Size Ad	2259	Gross Area	4973	FinArea	3746									

**IMAGE**

**AssessPro Patriot Properties, Inc**